



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 5
77 WEST JACKSON BOULEVARD
CHICAGO, IL 60604-3590

File 5.1
EPA Region 5 Records Ctr.



205343

13 1996

REPLY TO THE ATTENTION OF:

SE-5J

VIA FACSIMILE AND U.S. MAIL

Mr. Richard Berggreen
STS Consultants, Ltd.
1415 Lake Cook Road
Deerfield, Illinois 60015

Re: Completion of Work under Order No. V-W-94-C-22 for the
Lindsay Light II Site, 316 East Illinois Street,
Chicago, Cook County, Illinois

Dear Mr. Berggreen:

The United States Environmental Protection Agency (U.S. EPA) issued an Administrative Order by Consent on January 27, 1994 (AOC), to The Chicago Dock & Canal Trust requiring an extent of contamination study for the Lindsay Light II site located at 316 East Illinois Street, Chicago, IL (the "site"). Results from this study demonstrated there were a total of 12 areas exhibiting elevated gamma levels ranging from overland background levels of 2,484 counts per minute (CPM) to 6.26×10^5 CPM and the maximum contamination depth appears to extend to 2.5 meters below the ground surface. The site, however, does not appear to have any Resource Conservation and Recovery Act (RCRA) characteristic waste. Pursuant to the AOC, The Chicago Dock & Canal Trust, through their consultant, STS Consultants Ltd., submitted a workplan in March 1994. U.S. EPA approved the workplan, as revised, on May 13, 1994. On May 14, 1994, site work was initiated.

During November 1994, STS Consultants Ltd. submitted the final report on their activities at the site, as required by the AOC. Based on joint oversight of the potentially responsible parties' (PRPs') activities at the site and review of the final report by the U.S. EPA's Air and Radiation Division and Superfund Division, U.S. EPA concludes that The Chicago Dock & Canal Trust has completed the following work required by the AOC:

- 1) Develop and implement a Site Health and Safety Plan.
- 2) Conduct land surveying to the extent necessary to locate all property boundaries and features, sample locations and areas having elevated radiation levels.

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- 3) Place borings in several locations for the purpose of measuring subsurface radiation levels. Measurements shall be recorded until the natural soils are reached or radiation levels reach background, whichever is the greatest depth.
- 4) Collect soil samples from the borings and analyze for radionuclide content and RCRA characteristics. These results will then be used to correlate subsurface radiation levels and radionuclide content.
- 5) All substances and materials removed from the site shall be disposed of or treated at a facility approved by the OSC.
- 6) The PRP shall provide written monthly progress reports to the OSC.
- 7) The PRP shall submit a final report summarizing the actions taken to comply with the Order.

This letter merely reflects U.S. EPA's determination that the work required by the AOC has been completed; however, the requirements delineated in Paragraph 24 of the AOC still need to be satisfied. For example, a listing of the resources committed to perform the work (including financial, personnel, mechanical and technological resources), etc. This notice of completion in no way releases The Chicago Dock & Canal Trust from any potential future obligations to perform additional work to address the same, or other, conditions at the site. Similarly, this notice of completion does not release The Chicago Dock & Canal Trust from any recordkeeping, payment, or other obligations under the AOC that extend beyond the date of this notice.

Please feel free to contact me regarding technical questions. I can be reached at (312) 886-3601. Legal questions should be directed to Nancy-Ellen Zusman at (312) 886-5825.

Sincerely,



Verneta Simon
On-Scene Coordinator

bcc: Larry Jensen, AE-17J
Nancy-Ellen Zusman, CS-29A
Debbie Regel, SE-5J
Frank Rollins, SE-5J